

## Center Transect Zone

### 1. Permitted Uses.

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- i. Health fitness facilities
- ii. Indoor amusement/entertainment facilities
- iii. Libraries, museums, and galleries
- iv. Studios – art, dance, martial arts, music, etc.
- v. Residential
- vi. Alcohol sales, off-site
- vii. Art, antiques, collectible, and gift stores
- viii. Theaters
- ix. Bakeries
- x. Convenience stores (without motor fuel sales)
- xi. Drug stores
- xii. General retail
- xiii. Hardware stores (without outdoor storage)
- xiv. Restaurants
- xv. Bars/Nightclub
- xvi. Automated teller machines (ATMs)
- xvii. Banks and financial institutions
- xviii. Business support services
- xix. Conference facilities
- xx. Hotels and motels
- xxi. Offices
- xxii. Personal services
- xxiii. Pet stores
- xxiv. Parking facilities



- b. Only retail/commercial uses are permitted on the ground level. The second level and above are permitted for commercial or residential uses. Residential use within the Center Transect cannot exceed 20% of the total land use.

### 2. Development Standards.

- a. Each building along Mesquite Avenue and Swanson Avenue must be built 10 feet from front property lines with a minimum of a two-story structure. A one story building maybe allowed if compatible with adjacent development and approved by the Planning Commission through the Design Review process. Corner buildings must have their primary entrance face either the



intersection or street of greater importance. Entrances for residential portions of buildings should be located in the rear. Buildings within Tract 140, Blocks 5, Lots 1-9 and Tract 161, Block 3, Lots 1-9 must be built to the front property line. A 20-foot wide pedestrian access from Mesquite and Swanson Avenues to the rear parking structures and/or parking areas is required within each block every 250-feet. Within the smaller blocks that may require only one access, the access should be centrally located.

**Figure 5 – Typical Block Development**

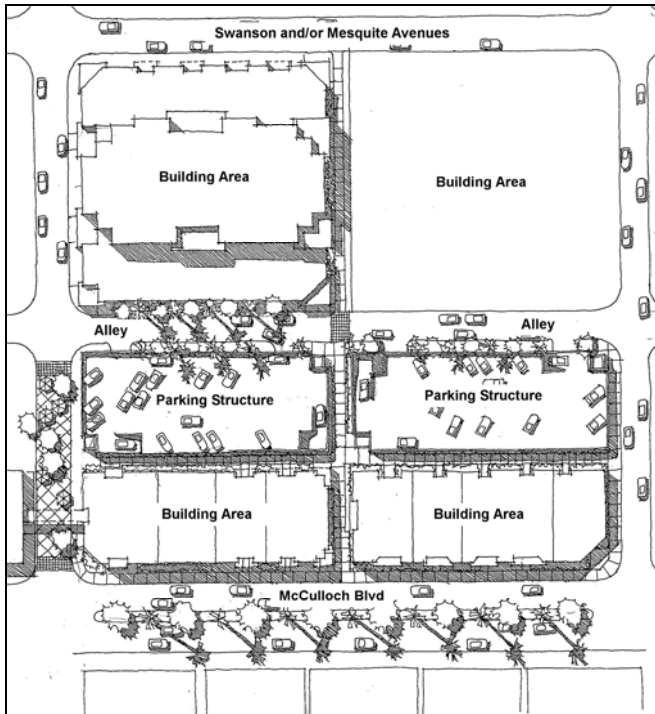
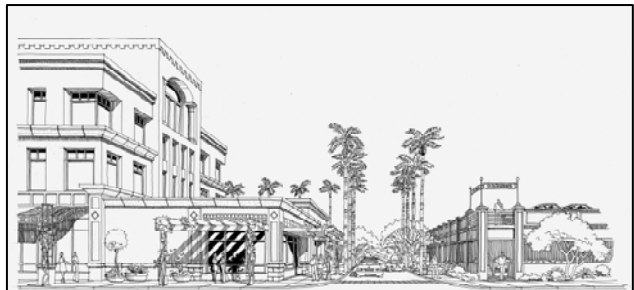


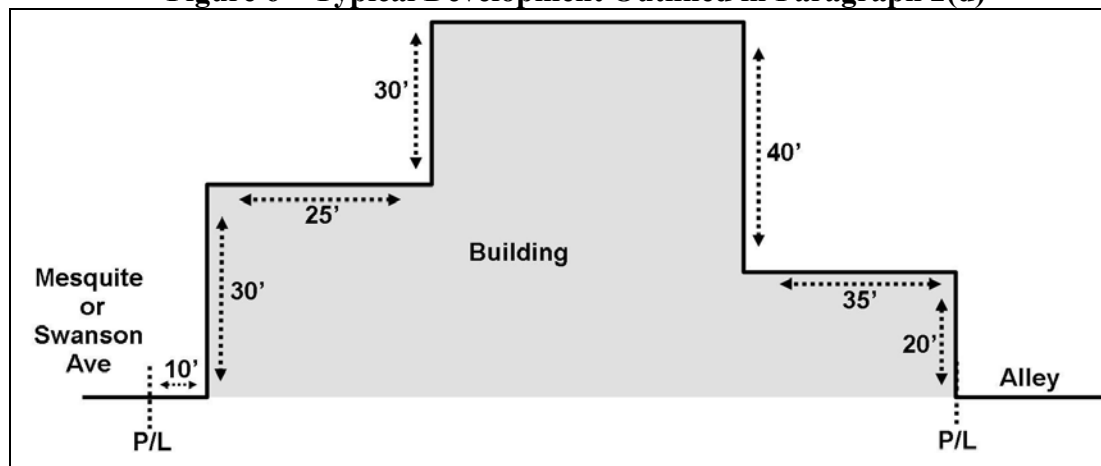
Figure 5 indicates the typical block development for properties along Swanson and Mesquite Avenues that are across the alley from properties designated for parking structures. The block development shown in Figure 5 will pertain to Tract 100, Block 6, Tract 140, Blocks 4&5, and Tract 2188, Block 1 within the Center Transect.

- b. The architectural features of buildings must include facades that have prominent cornice and expression lines and windows. The expression lines and cornices must be decorative molding and jog in the surface plane of the building. No neon or similar type building accent is allowed. Each building is required to have an arcade, awning, canopy, colonnade, or similar type feature facing the street. Upper levels of the buildings may have balconies above 15 feet in height.
- c. Exterior finishes of buildings must be of a non-combustible material and be compatible with existing development.
- d. The front 35-feet of each property is limited to 30-feet in height and the rear



35-feet of each property is limited to 20-feet in height with the remaining portion of the property limited to 60-feet in height as shown on Figure 6, except Tract 1056, Block 3, Lots 1-7 and Tract 1056, Block 4, Lots 1-5 which are limited to 60-feet in height. Twenty percent of the roof area can be used to exceed the building height for stairways, parapets, elevator shafts, air conditioners, mechanical rooms and other similar type features.

**Figure 6 – Typical Development Outlined in Paragraph 2(d)**



### **3. Parking.**

- a. Parking requirements for retail/commercial uses within the Center Transect shall comply with Section 14.36.030. A property owner can pay a fee in lieu of providing parking spaces not to exceed 50% of code required parking spaces or 20 total spaces, whichever is less. The parking in lieu of fee cannot be used for residential uses. Refer to Section 14.12.050(G) for specific requirements.
- b. Parking requirements for residential uses within the Center Transect shall be as follows:
  - i. One parking space per unit.
  - ii. All required parking must be covered.
  - iii. No RV or guest parking is required. The parking of an RV within the Core Transect is prohibited.
- c. Parking structures are allowed up to a maximum height of 48 feet. The parking structures are intended to be built within the existing parking-in-common areas, but not strictly limited to these areas.

### **4. Landscaping.**

- a. Minimum landscaping requirements shall be in conformance with the Uptown McCulloch Main Street District Landscaping Plan.

- b. Landscaping within the right-of-way as part of an improvement district is credited towards meeting the minimum landscaping standards for a lot.

**5. Streetscape.**

- a. Development of a property within the Center Transect must implement streetscape standards outlined in the Uptown McCulloch Main Street District Streetscape Standards for areas of Mesquite Avenue and Swanson Avenue.